



200708310099

Skagit County Auditor

8/31/2007 Page

1 of

4 9:50AM

When recorded return to:

Mr. and Mrs. Jim Haight
13006 50th Avenue
Tacoma, WA 98446

Recorded at the request of:
First American Title
File Number: A92560

Statutory Warranty Deed

THE GRANTOR Frank B. Lewis and Sandra F. Lewis, Trustees of the Lewis Family Trust, dated June 30, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jim Haight and Helen Haight, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 14, "SKYLINE NO. 11"; and
Section 27, Township 35, Range 1; Pin. SW NW

GUARDIAN NORTHWEST TITLE CO.

A92560 E

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P60027, 3827-000-014-0009

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

Dated August 28, 2007

Lewis Family Trust

By: Frank B. Lewis, Trustee

By: Sandra F. Lewis, Trustee

4163
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 9528.00
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Frank B. Lewis and Sandra F. Lewis, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-29-07

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

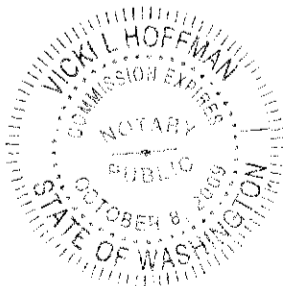


EXHIBIT A

PARCEL "A":

Tract 14, "SKYLINE NO. 11", according to the plat thereof recorded in Volume 9 of Plats, pages 78, records of Skagit County, Washington.

PARCEL "B":

That portion of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 13, "SKYLINE NO. 11", according to the plat thereof recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington, thence South $02^{\circ}29'56''$ West 105 feet; thence Northeasterly on a curve to the right having a radius of 40 feet an arc distance of 13.79 feet to a point which lies South $17^{\circ}15'30''$ West a distance of 105 feet from the most Westerly corner of Lot 16, of said "SKYLINE NO. 11"; thence North $17^{\circ}15'30''$ East 105 feet to the most Westerly corner of said Lot 16; thence Westerly along the Southerly line of Lot 14, "SKYLINE NO. 11", to the point of beginning.



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EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS & PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Dated: August 18, 1961
Recorded: January 26, 1962
Auditor's No.: 617291

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skyline No. 11
Volume/Page: Volume 9, Page 78

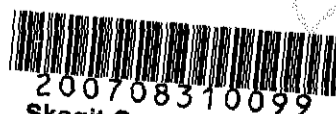
Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power and Light Company and General Telephone Company of the Northwest, Inc., and their respective successors and assigns under and upon the exterior five feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the streets for the same purposes."
2. The right reserved in the dedication of the Plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown thereon.

C. PROVISION CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED FROM SKYLINE ASSOCIATES, AS FOLLOWS:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit Corporation."

D. Any right which repairman owners and other members of the public may have to use shore lands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.



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E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 28, 2004
Recorded: June 28, 2004
Auditor's No.: 200406280213
Executed By: Don Cornell and Bob Meier

Said instrument was modified by instrument recorded July 30, 2004, under Auditor's File No. 200407300094.

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 11.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005
Recorded: June 6, 2005
Auditor's No.: 200506060070

F. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

